

TRANSFER
TAX
PAIDp/o 58-84
58-84-1KNOW ALL MEN BY THESE PRESENTS
026210

That I, DONNA A. CORMIER, of Sidney, Maine, County of Kennebec in consideration of One (1) Dollar and other valuable consideration paid by RICHARD J. YORK and JOYCE J. YORK, husband and wife, of Skowhegan, Maine, County of Somerset, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said RICHARD J. YORK and JOYCE J. YORK, husband and wife, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

A certain lot or parcel of land with the buildings thereon situated on the easterly side of College Avenue, so-called, and on the southerly side of Vigue Street, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod set at the intersection of the easterly right of way line of College Avenue and the southerly right of way line of Vigue Street; thence by the following courses and distances, to wit:

1) South Sixty-five Degrees, Six Minutes, Thirty-two Seconds East (S 65° - 06' - 32" E) along the southerly right of way line of Vigue Street, a distance of Twenty-one and 10/100ths (21.10) feet to an iron rod set for a corner on said right of way line; thence

2) South Thirty-three Degrees, Twenty-two Minutes, Twenty-two Seconds West (S 33° - 22' - 22" W) along the Westerly line of land retained by Donna A. Cormier, a distance of Thirty and 04/100ths (30.04) feet to an iron rod set at an angle point in said line; thence

3) South Twenty Degrees, Four Minutes, Fifty Seconds West (S 20° - 04' - 50" W) along the westerly line of said land retained by Donna A. Cormier, a distance of Thirty-four and 06/100ths (34.06) feet to at an iron rod set on said line; thence

4) Continuing South Twenty Degrees, Four Minutes, Fifty Seconds West (S 20° - 04' - 50" W) along the westerly line of said land retained by Donna A. Cormier, a distance of Thirty-six and 82/100ths (36.82) feet to an iron rod set on the northerly line of the land described in the deed of Keith Graffman to the Trustees of the Keith Graffman Revocable Living Trust, said deed dated May 28, 1992 and recorded in the Kennebec County Registry Book 4161, Page 180; thence

5) North Sixty-five Degrees, Six Minutes, Thirty-two Seconds West (N 65° - 06' - 32" W) along the northerly line of the land owned by said Trustees, a distance of Forty-two and 60/100ths (42.60) feet to a one-half (1/2) inch iron pipe found on the easterly right of way line of College Avenue at the northwesterly corner of the land of said Trustees; thence

6) North Thirty-six Degrees, Nine Minutes, Twenty-nine Seconds East (N 36° - 09' - 29" E) along the easterly right of way line of College Avenue, a distance of One Hundred Two and 31/100ths (102.31) feet to the iron rod set at the point of beginning.

The above described parcel contains Two Thousand, Nine Hundred Fifty (2,950) square feet, more or less, or Zero and 068/1000ths (0.068) acres. Said parcel

is labeled, "Front Lot," on a survey entitled, "Plan of the Proposed Division of the Land of Donna Cormier," dated 6/96 by K & K Land Surveyors, Inc. All iron rods called as "set" in the foregoing description are 1/2 inch rebar, capped and labeled, "K & K Land Surveyors, Inc., #1132".

P/O 58-84
58-84-1

Being a portion of the premises described in the deed of Kyvele Gregory St. Peter et.al. to Donna A. Cormier, said deed dated November 22, 1994 and recorded in the Kennebec County Registry of Deeds Book 4828, Page 335. The said Kostas I. Gregory referred to as one of the grantors in this said deed is actually Kostas C. Gregory, the son of Kostas I. Gregory as a scrivener's error occurred in the drafting of this deed.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said RICHARD J. YORK and JOYCE J. YORK, husband and wife, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And I do COVENANT with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that I and my heirs shall and will *Warrant and Defend* the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said DONNA A. CORMIER and relinquishing and conveying all my right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 20th day of September, in the year of our Lord one thousand nine hundred and ninety-six.

Signed, Sealed and Delivered
in the presence of

Theresa A. LaBrecque

Donna A. Cormier
Donna A. Cormier

STATE OF MAINE
KENNEBEC, SS.

DATED: September 20, 1996

Personally appeared the above named DONNA A. CORMIER and made and swore oath to the truth of the foregoing and acknowledged the above instrument to be her free act and deed.

Before me,

Theresa A. LaBrecque
Notary Public Theresa A. LaBrecque
My Commission Expires: August 14, 2002

RECEIVED KENNEBEC SS.

1996 OCT -3 AM 9:00

REGISTER OF DEEDS